

# Board of Adjustment

## *Agenda*

November 5, 2014  
City Council Chambers – Lower Level  
57 East First Street

|                           |               |
|---------------------------|---------------|
| TRENT MONTAGUE – Chair    |               |
| MARK FREEMAN – Vice Chair | GREG HITCHENS |
| TYLER STRADLING           | TONY SIEBERS  |
| WADE SWANSON              | KEN REMBOLD   |

### **4:30 p.m. STUDY SESSION**

- A. Discussion of items listed on the Public Hearing Agenda.

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE OCTOBER 1, 2014 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA14-053 2110 & 2120 West Southern Avenue (District 3) – Requesting a modification to a Substantial Conformance Improvement Permit to allow the redevelopment of an existing group commercial center in the LC zoning district. (PLN2014-00470)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

- \*2. BA14-055 32 and 38 East Inglewood Street (District 1) – Requesting a Variance to allow a reduction to the minimum required lot size in the RS-43 zoning district. (PLN2014-00502)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

- \*3. BA14-056 808 South Alma School Road (District 3) – Requesting a Special Use Permit to allow automobile/vehicle washing in the LC zoning district. (PLN2014-00528)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the December 3, 2014 Hearing**

- \*4. BA14-057 2021 North Pomelo (District 5) – Requesting a Variance to allow an encroachment into the required side yard in the RS-35 PAD zoning district. (PLN2014-00529)

**Staff Planner: Lesley Davis**

**Staff Recommendation: Denial**

**Withdrawn by Applicant**

- \*5. BA14-058 The 2800 block of North Power Road (west side) (District 5) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the development of a commercial use in the LC-PAD zoning district. (PLN2014-00534)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

- \*6. BA14-059 33 West Broadway Road (District 4) – Requesting: 1) a Special Use Permit to allow outdoor sales and leasing of boats; and 2) a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of a site in the DB-2 zoning district. (PLN2014-00532)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT: